



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

July 20, 2016 5:00PM 2 George St, Charleston, SC

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 20, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, July 20, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **124 Spring St (Peninsula) TMS# 4601102027** – 0.597 ac. Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: CKC Properties LLC
Applicant: AJ Architects
2. **Maybank Hwy at Promenade Vista St (James Island) TMS# 4240000001** – approx. 10.57 ac. Request rezoning from Gathering Place (GP) to Planned Unit Development (PUD).
Owner: CPC James Island LLC
Applicant: Hellman Yates & Tisdale PA
3. **5 Fort Royal Ct and adjacent vacant lot (Wespanee - West Ashley) TMS# 4180400006 & 005** – approx. 9.18 ac. Request rezoning from Conservation (C) to Single-Family Residential (SR-1).
Owner: Estate of Barbara M. Nickles
Applicant: Kristina N. Coulter
4. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt
5. **Ashley River Rd (West Ashley) TMS# 3541200004** – 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to General Office (GO).
Owner: Laura M. Smith
Applicant: The Sunshine House c/o KW Commercial

SUBDIVISIONS

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
Owner: Lennar Coastal Carolina, Inc.
Applicant: Thomas & Hutton Engineering Co.
2. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).
Owner: MSP NOMO MF LLC
Applicant: Thomas & Hutton Engineering Co.
3. **Parcel CC, Peninsula (Daniel Island) TMS# 2750000203** – 7.60 ac. 17 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).
Owner: Daniel Island Associates LLC
Applicant: Thomas & Hutton Engineering Co.

4. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Pulte Home Corporation
Applicant: Seamon Whiteside & Associates Inc.

ZONINGS

1. **5 Tovey Rd (Carolina Terrace - West Ashley) TMS# 4181000012** – 0.17 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Amanda Coté and Gilles Coté
2. **Grimball Road Ext and Cooper Judge Ln (James Island) TMS# 4270000081 & 113** – approx. 1.19 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: JJR Development LLC

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Preliminary subdivision plat under review.
2. **2337 Waring Hall Lane (West Ashley) TMS# 3580800074.** 0.5 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
3. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039, 055.** 0.5 ac. 4 lots. DR-1F. Preliminary subdivision plat under review.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Preliminary subdivision plat pending approval.
5. **West Island Center (West Ashley) TMS# 3100800010, 014.** 8.1 ac. 3 lots. GB. Final subdivision plat pending approval.
6. **Daniel Island Shopping Center (Daniel Island) TMS# 2750000220.** 5.2 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
7. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
8. **The Villages at St. Johns Woods, Phase 5 (Johns Island) TMS# 2790000143.** 40.1 ac. 88 lots. PUD. Preliminary subdivision plat pending approval.
9. **St. Johns Square (Johns Island) TMS# 3130000018.** 34.6 ac. 2 lots. PUD. Final subdivision plat under review.

Road Construction Plans

1. **Woodbury Park (Johns Island) TMS# 3130000048, 049, 050.** 52.9 ac. 47 lots. SR-1. Road construction plans pending approval.
2. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Road construction plans under review.
3. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 8.3 ac. 60 lots. SR-6. Road construction plans pending approval.
5. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.4 ac. 36 lots. PUD. Road construction plans pending approval.
6. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Road construction plans under review.

7. **Barons Drive (West Ashley) TMS# 3010000696.** 72.8 ac. Right-of-way. PUD. Road construction plans under review.
8. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

July 20, 2016

Rezoning 1 :

124 Spring St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD). The subject property, located on the north side of Spring Street in the block between Ashley and Rutledge Avenues, is surrounded by DR-2F and LB zoning. There are several small developments in the neighborhood zoned PUD and a Mixed-Use (MU-1) zoned property on the same block as the subject property.

The property was historically an apartment building that was replaced by a church building around 1958 but was recently demolished. Currently the property is surrounded by many single and multi-family residential buildings and a few commercial uses located on Spring Street.

The proposed 0.60 acre PUD consists of residential units (maximum of 28) and about 4,000 square feet of commercial space. The surrounding DR-2F and LB zoning districts allow a maximum of 26.4 units per acre and 19.4 units per acre, respectively. The PUD includes four units to be offered as affordable housing (incomes ranging between 80% and 120% AMI for at least 10 years). The PUD guidelines are designed to reduce the number of bedrooms per unit, but allow more residential units with the goal of attracting residents interested in high quality housing within walking/biking of commercial areas. The PUD guidelines also ensure that a car-share service and at least 17 secure bike parking spaces will be provided on-site to encourage reduced need for parking personal automobiles on-site or in the neighborhood.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban** which consists of a mixture of uses and medium residential density. Given the existing pattern of development in the surrounding area the proposed PUD zoning is suitable for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 1

124 Spring St (Peninsula)

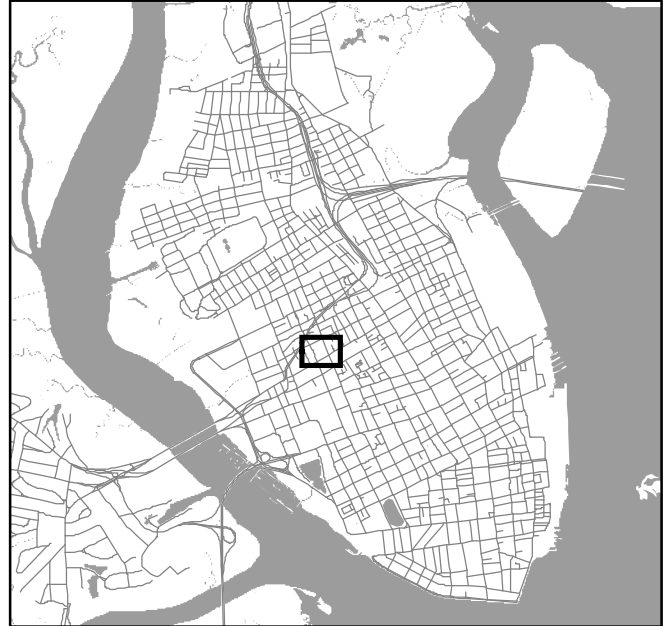
TMS# 4601102027

0.597 ac.

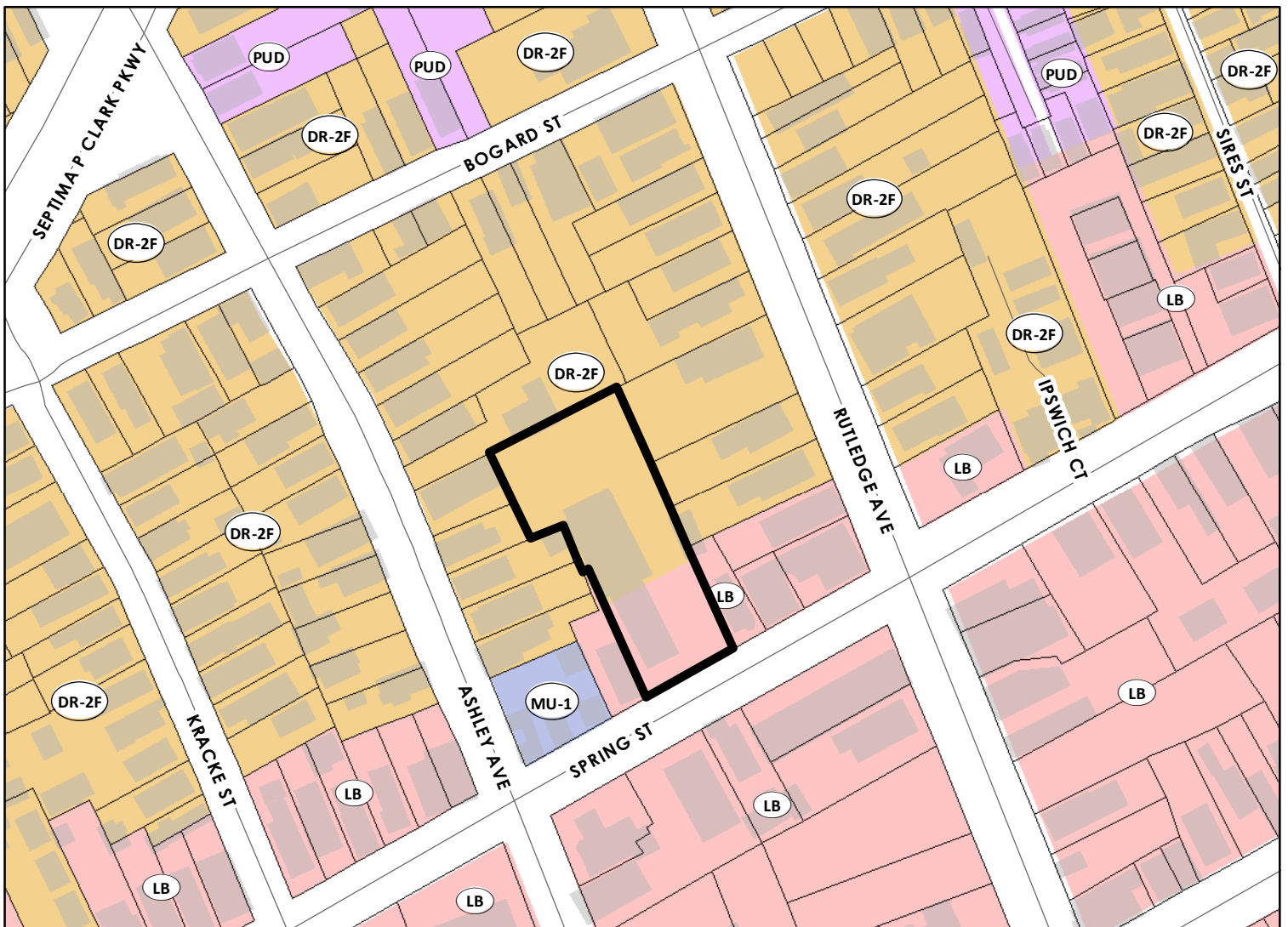
Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).

Owner: CKC Properties LLC
Applicant: Glenn Zuber, P.E.

Area



Location





TMS 460-11-02-006
JERRY L. BOYER
DEED BOOK D264 PG. 433
PLAT BOOK N PG. 138
DR2F

TMS 460-11-02-007
ONICA C. FIELDS
DEED BOOK H512 PG. 108
DR2F

TMS 460-11-02-008
AVTAR K. & INDERUIT SINGH
DEED BOOK 0076 PG. 028
LB

TMS 460-11-02-026
CANTOR W. SPARKS
DEED BOOK 0296 PG. 210
1'-0" setback

TMS 460-11-02-032
ANDRE V. WOODS
DEED BOOK A564 PG. 210
DR2F

TMS 460-11-02-028
EMILY BROWN
DEED BOOK N347 PG. 844
LB

TMS 460-11-02-033
WILLIAM GRANT JR.
DEED BOOK X470 PG. 321
DR2F

TMS 460-11-02-035
FRANCES CAROL TRUST
DEED BOOK 0460 PG. 226
PLAT BOOK T46 PG. 409
DR2F

TMS 460-11-02-034
HENRY C. JONES ET AL
DEED BOOK A534 PG. 822
PLAT BOOK E5 PG. 937
DR2F

TBD COURT PUD, CITY PROJECT ID# 160405-SpringSt-1 proposed site plan: 1/8" = 1'-0"

TMS# 460-11-02-027
Site Area: 26,022 SF, 0.60 acres
Existing Zoning: LB (8,070SF) and DR2F (17,952SF)
Existing Conditions: Paved parking area
Proposed Use: Mixed use court
28 residential units, 4000 square feet of commercial space
Proposed Density: ALLOWED BY CURRENT ZONING
14 residential units combined, unlimited commercial for LB
4000 square feet
28 2-BR units or 1-BR Units
Max. Commercial Space: PROPOSED IN PUD
Max. Residential Units: 28 2-BR units or 1-BR Units
Property Setbacks: Front: 0 feet
Side: 1 foot minimum
Rear: 3 feet minimum
Minimum Lot Size: N/A
PROPOSED IN PUD: 50%
REQUIRED BY CURRENT ZONING: 50%
PROPOSED IN PUD: 3 STORIES, 50'-0"
REQUIRED BY CURRENT ZONING: 3 STORIES, 50'-0"
PROPOSED IN PUD:
24 spaces: 0.85 SPACES PER RESIDENTIAL UNIT
0 SPACES PER COMMERCIAL UNIT
REQUIRED BY CURRENT ZONING:
52 spaces: 1.5 SPACES PER RESIDENTIAL UNIT
10 SPACES PER COMMERCIAL UNIT

Max. Lot Occupancy:

Max. Structure Height:

Parking:

CITY OF CHARLESTON PLANNING COMMISSION

July 20, 2016

Rezoning 2 :

Maybank Hwy at Promenade Vista St (James Island)

BACKGROUND

Note: City Council gave first reading approval to the proposed Planned Unit Development on June 21, 2016.

The applicant is requesting a rezoning from Gathering Place (GP) to Planned Unit Development (PUD). The subject property is a piece of a larger tract that has already been subdivided and partially developed as multi-family dwelling units. Situated near the intersection of Maybank Highway and Folly Road, the subject property was vacant for many years as development grew up around it. Next door to the east is a busy shopping center containing a grocery store, restaurants, and other retail uses. To the south are a townhouse development and a single-family subdivision. To the north, across Maybank Highway are offices and single-family homes. To the west are new apartments, a church and a vacant development property. Surrounding zonings include General Business (GB), Limited Business (LB), Diverse Residential (DR-2F), Single-Family Residential (SR-1) and Gathering Place (GP).

Part of the original development tract of this property has already been developed under the Gathering Place zoning district. In recent months, the City of Charleston has been working to revise the Gathering Place district, but City council members have recommended that this site instead be handled through a PUD zoning process so that there could be more flexibility. The site remains an excellent one for density, as it is at key crossroads of James Island and has more variety of uses that can be walked to than anywhere else on James Island. Public transit routes are nearby, and the applicant will be working with CARTA to locate a transit stop at the site.

Key provisions of the PUD include a mix of uses: a maximum of 7,500 square feet of commercial use, a maximum of 279 multi-family dwelling units and 3.28 acres of open space (including the tree save area).

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends infill and redevelopment sites in key urban nodes be developed with well-designed, walking-scale blocks and buildings and neighborhood compatible uses. The subject property is designated in the Century V Plan as **Urban Center** which consists of areas ideal for a mixture of uses and high residential density. Given the property's central location, existing pattern of development and proximity to services, transit nodes and transportation corridors, the proposed PUD zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 2

Maybank Hwy at Promenade Vista St

TMS# 4240000001

approximately 10.57 ac.

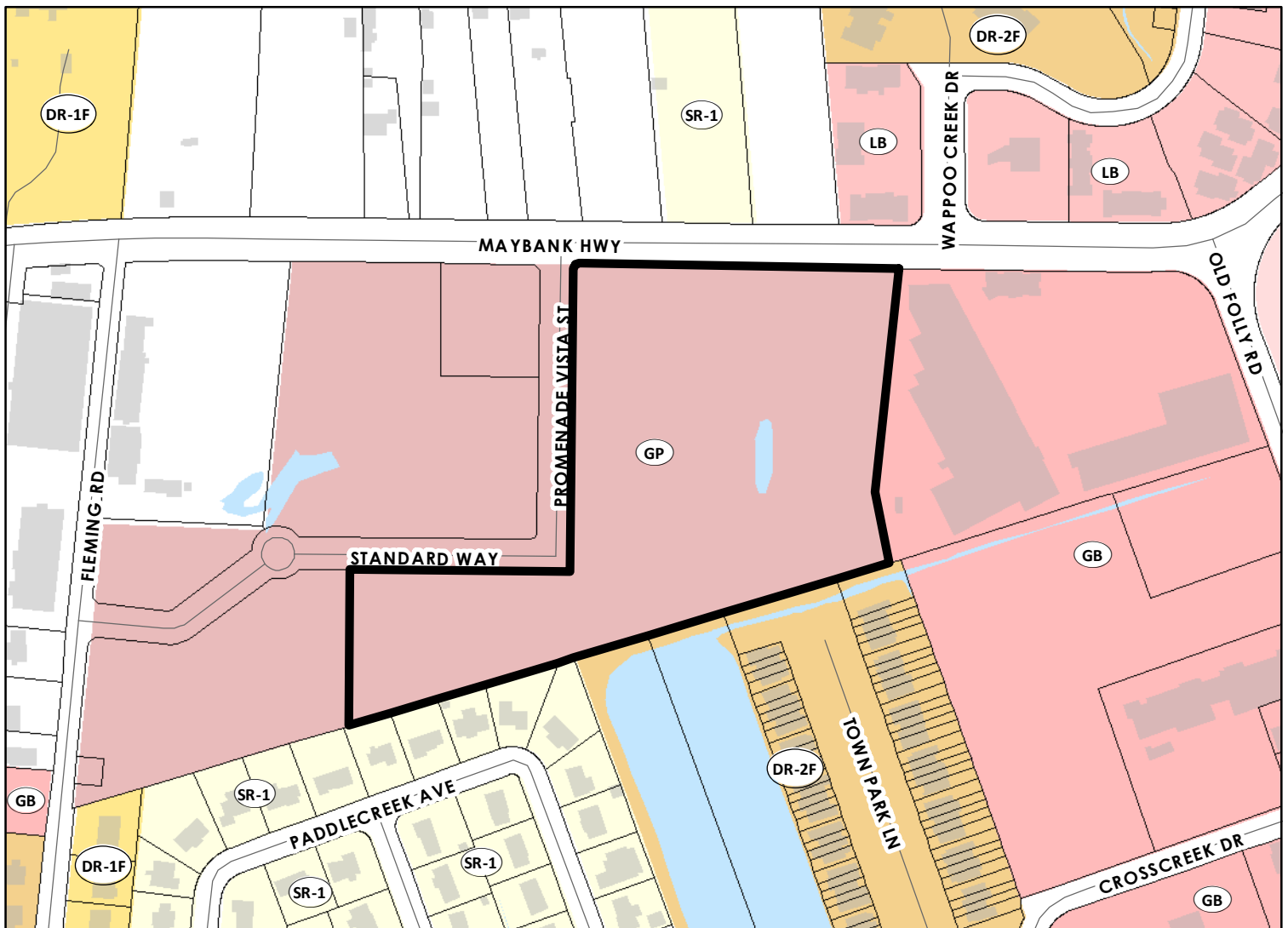
Request rezoning from Gathering Place (GP)
to Planned Unit Development (PUD)

Owner: CPC James Island, LLC
Applicant: Hellman Yates & Tisdale, PA

Area



Location



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2016/07/15 10:10 PM By: Chase, Erica



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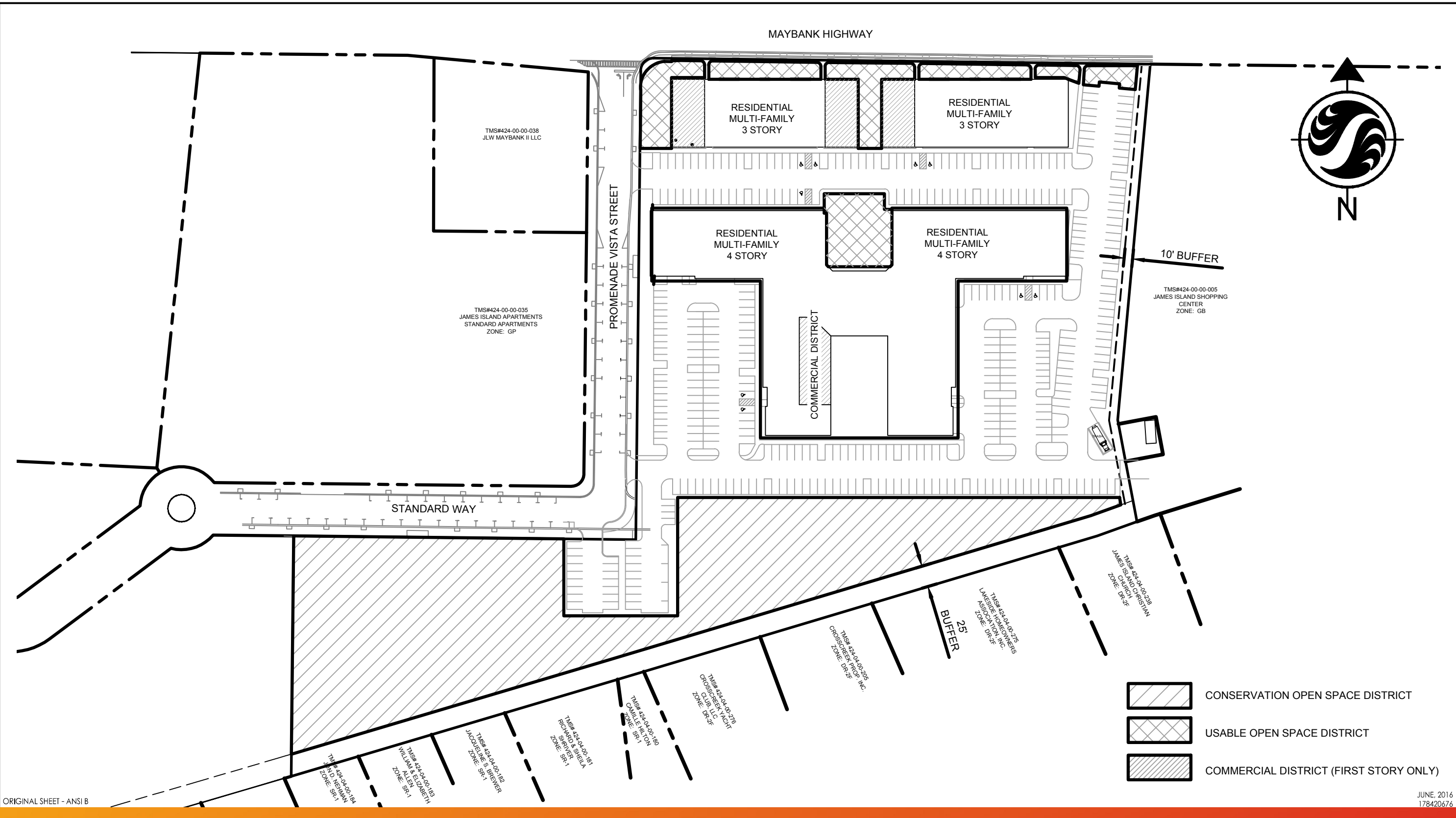
JUNE, 2016
178420676



4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
2.0
Title
ZONING DISTRICT AND OPEN SPACE EXHIBIT

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2016/06/10 10:03 AM By: Lilly, Josh



ORIGINAL SHEET - ANSI B

JUNE, 2016
178420676



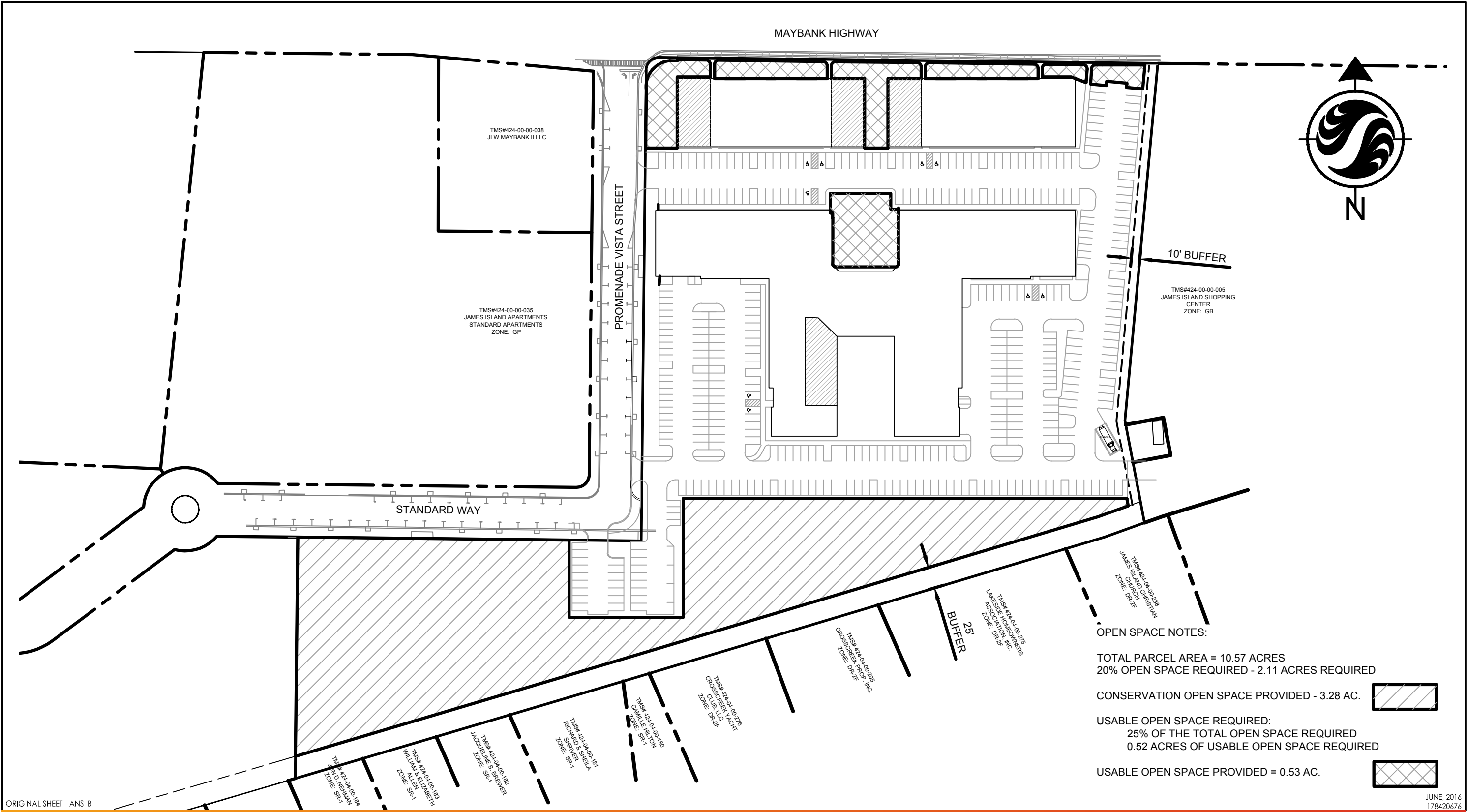
4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

Legend

Notes

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
2.0
Title
ZONING DISTRICT EXHIBIT

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2016/06/10 10:03 AM By: Lilly, Josh



ORIGINAL SHEET - ANSI B

JUNE, 2016
178420676



4969 Centre Pointe Dr, Suite 200
North Charleston, SC 29418

Legend

Notes

Client/Project
CORE PROPOERTY CAPITAL
MAYBANK MULTI-FAMILY
CITY OF CHARLESTON
Figure No.
3.0
Title
OPEN SPACE EXHIBIT

**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Rezoning 3 :

**5 Fort Royal Ct and adjacent vacant lot
(Wespanee - West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Conservation (C) to Single-Family Residential (SR-1) on two properties. The property located at 5 Fort Royal Court contains a single-family home and the adjacent property is undeveloped. Like many of the surrounding neighborhood lots, the subject properties have both high (developable) land and marsh/water on their properties. The vacant subject property appears to contain enough high acreage to construct a single-family home. The surrounding zoning in the Wespanee neighborhood is SR-1. The properties that are situated just across the creek from the subject properties are zoned SR-2.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses and a few compatible commercial uses. Given the existing pattern of single-family development in the surrounding neighborhood and the existing development on the property, the SR-1 zoning is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

5 Fort Royal Ct and adjacent vacant lot
(Wespanee - West Ashley)

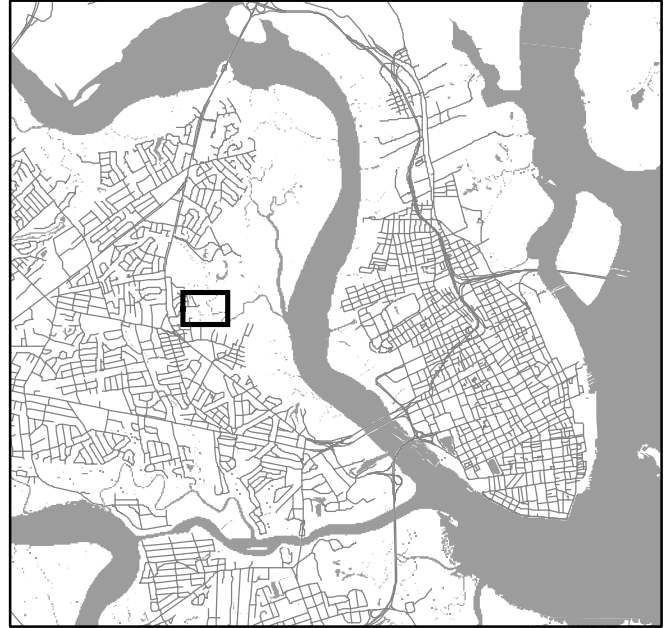
TMS# 4180400006 & 005

approx. 9.18 ac.

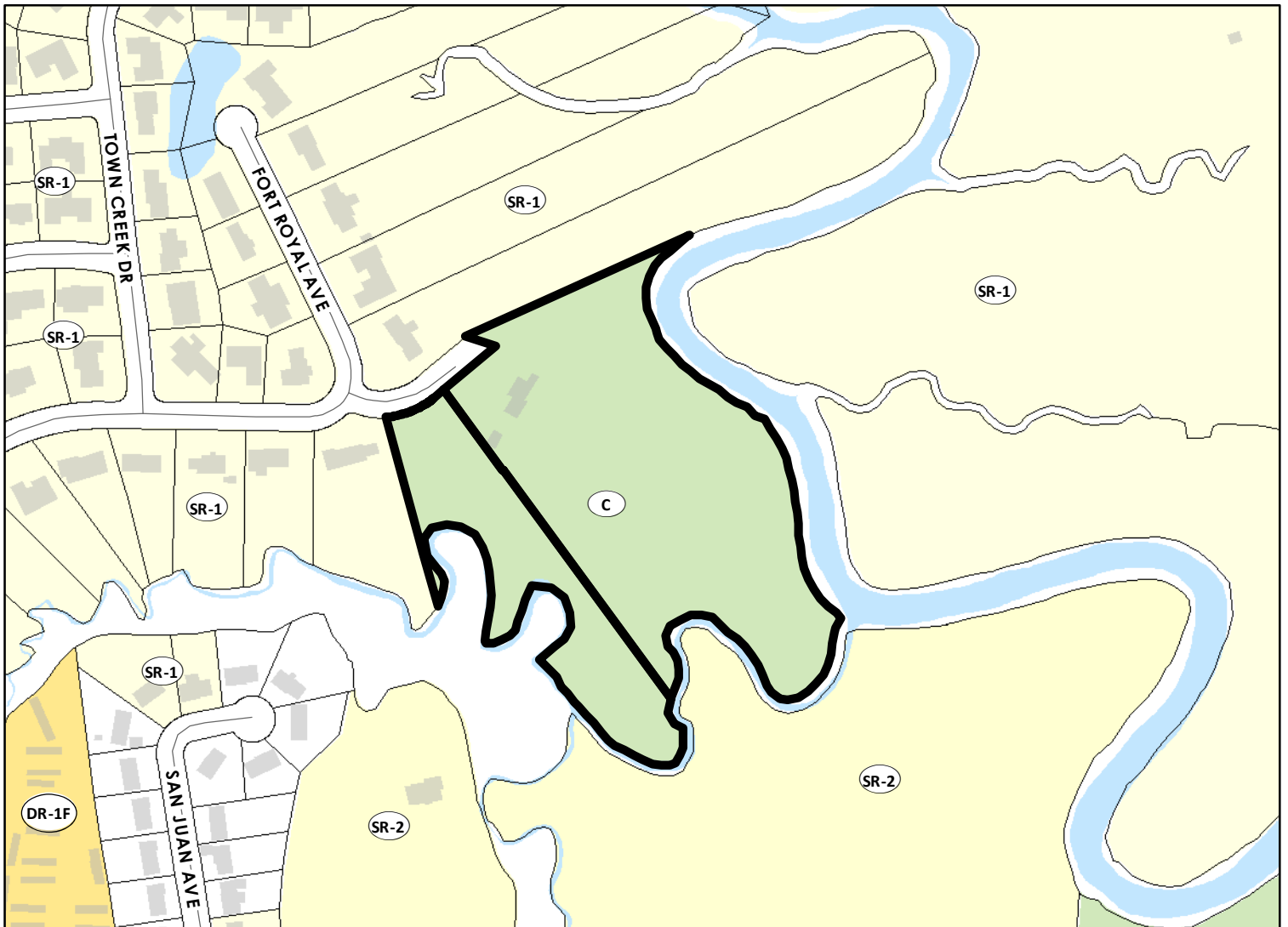
Request rezoning from Conservation (C)
to Single-Family Residential (SR-1).

Owner: Estate of Barbara M. Nickles
Applicant: Kristina N. Coulter

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 20, 2016

Rezoning 4 :

53 Bogard St (Peninsula - Cannonborough/Elliottborough)

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT). The subject property, located on the south side of Bogard Street between Sires Street and Rose Lane, is surrounded by Diverse Residential (DR-2F) zoning with some Limited Business and PUD zonings nearby. The property is surrounded by mostly multi- and single-family residential properties but one commercial use exists across Bogard Street at the corner of Rose Lane. Although, built and used historically as a commercial building, the existing use in the subject property is residential.

Corner commercial uses are a Charleston tradition. As in most urban areas, small commercial uses such as offices, food stores, delis, restaurants and cafes have historically co-existed among residential uses. The Charleston peninsula and the Cannonborough/Elliottborough neighborhood have many mixed-use corner properties and they are often a desirable feature in neighborhoods both new and old. Some of the existing corner commercial uses throughout Charleston are zoned commercially, but many are considered 'legal non-conforming' because their commercial uses historically pre-date their existing zoning district.

The CT zoning district allows many commercial and residential uses considered to be compatible with predominantly residential neighborhoods. The intensity of uses, hours of operation, size and outdoor activity are restricted in this zoning district more so than other commercial zoning districts.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Urban** which is characterized by a mix of residential and commercial uses. Given the urban character of the surrounding blocks, and the restrictions of the CT zoning district, the requested CT zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

53 Bogard St
(Peninsula - Cannonborough/Elliottborough)

TMS# 4600803105

0.118 ac.

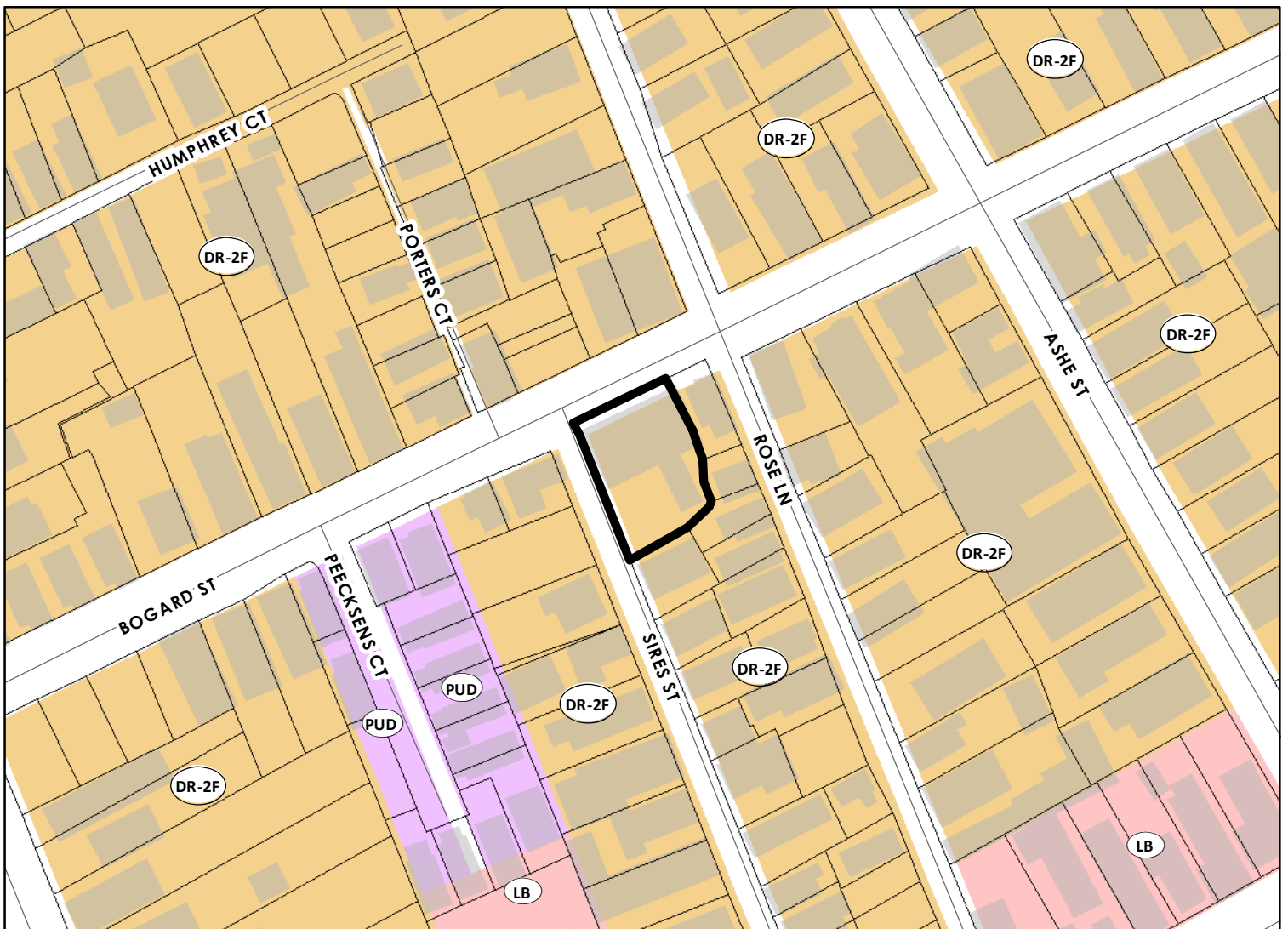
Request rezoning from Diverse Residential (DR-2F)
to Commercial Transitional (CT).

Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 20, 2016

Rezoning 5 :

**Ashley River Rd
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to General Office (GO). The subject property, located on the south side of Ashley River Road next to Interstate 526, is surrounded by General Office (GO), Limited Business (LB) and Diverse Residential (DR-12, DR-1, DR-1F, DR-2 and DR-4) zonings. The adjacent property in Charleston County is zoned Ashley River Road Corridor Overlay District. The subject property is surrounded by the Interstate to the west, a dry cleaning business to the east, vacant land to the north across Ashley River Road and multi-family housing all around.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses and a few compatible commercial uses in a suburban context. Because none of the surrounding uses are single-family and there is a diverse mix of uses, the General Office (GO) zoning is recommended.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

Ashley River Rd (West Ashley)

TMS# 3541200004

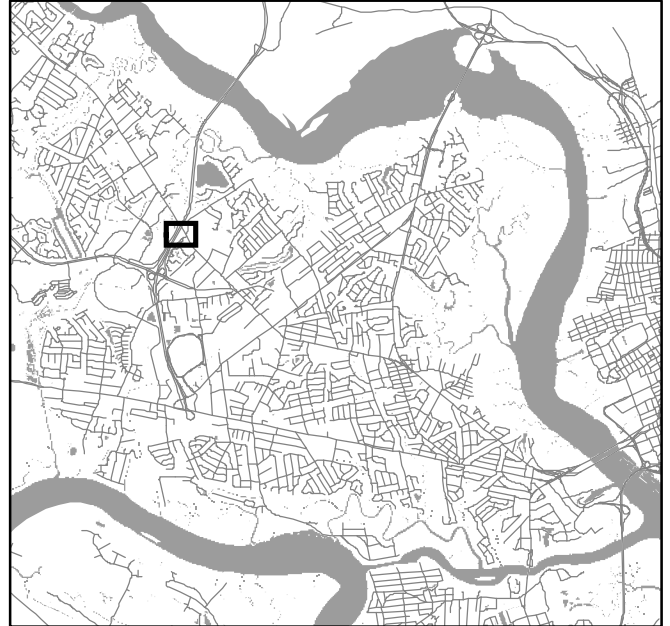
1.53 ac.

Request rezoning from Single-Family Residential (SR-1)
to General Office (GO).

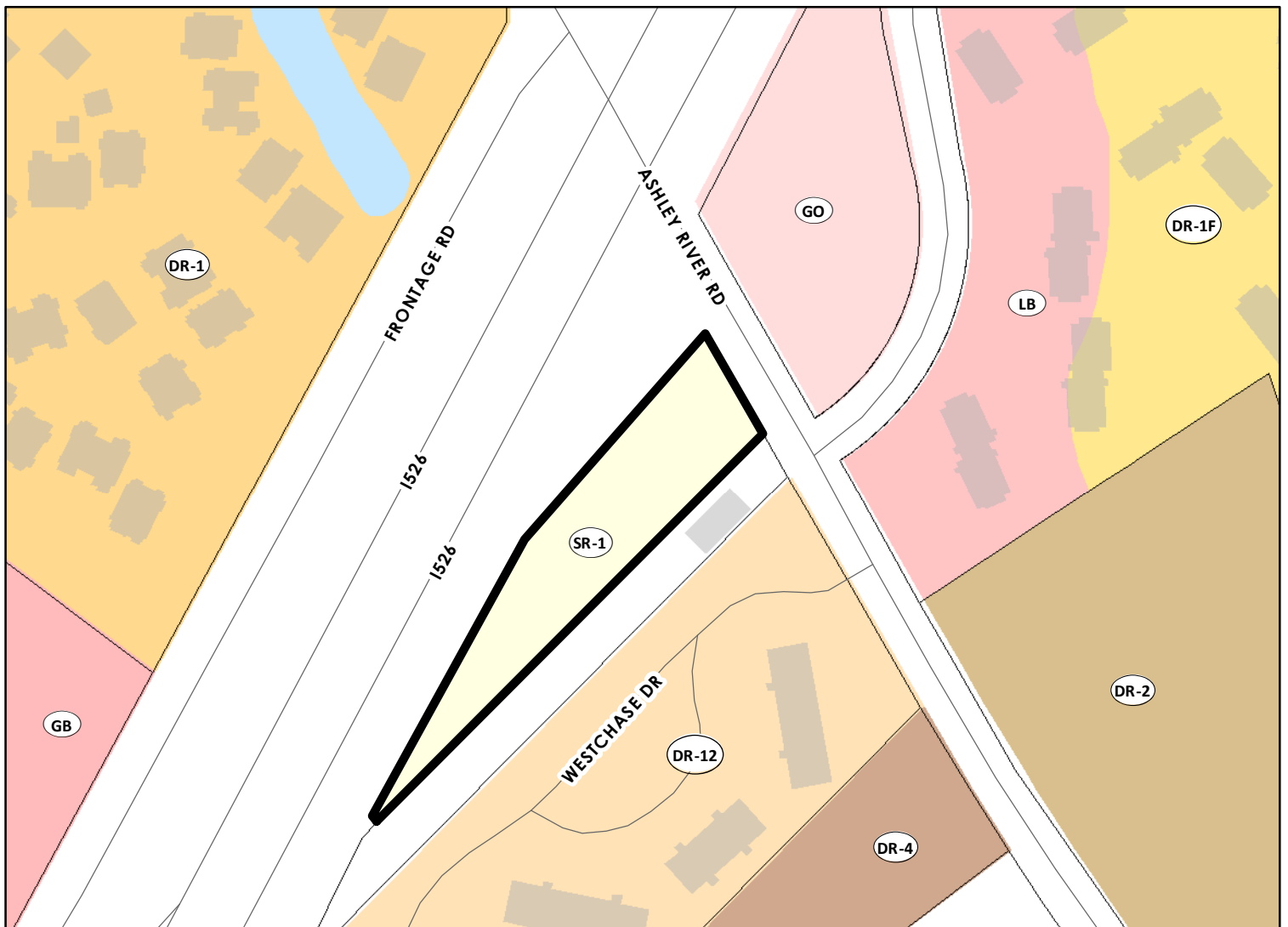
Owner: Laura M. Smith

Applicant: The Sunshine House c/o KW Commercial

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Zoning 1:

**5 Tovey Rd
(Carolina Terrace - West Ashley)**

BACKGROUND

The following zoning item is a property located in the West Ashley area of the City and was recently annexed. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and is compatible with the context of existing development or lot sizes in the surrounding neighborhood.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
I.	5 Tovey Rd	0.17	Single-Family Residential	R-4	SR-2

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is predominately residential with varying densities. Given the existing pattern of development in the surrounding area the proposed zoning of SR-2 is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Subdivision 1:

**Sanders Road Townhomes
(Sanders Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 22.33 acres off Sanders Road near Bees Ferry Road in West Ashley. This project consists of the creation of new public rights-of-way that will connect to Sanders Road. 107 single-family attached residential lots are proposed to be served by these new rights-of-way. There are no grand trees on the parcel. There are wetlands on the parcel that are proposed to be impacted by the proposed subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily multi-family and single-family residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Sanders Road Townhomes (West Ashley)

TMS# 2860000001

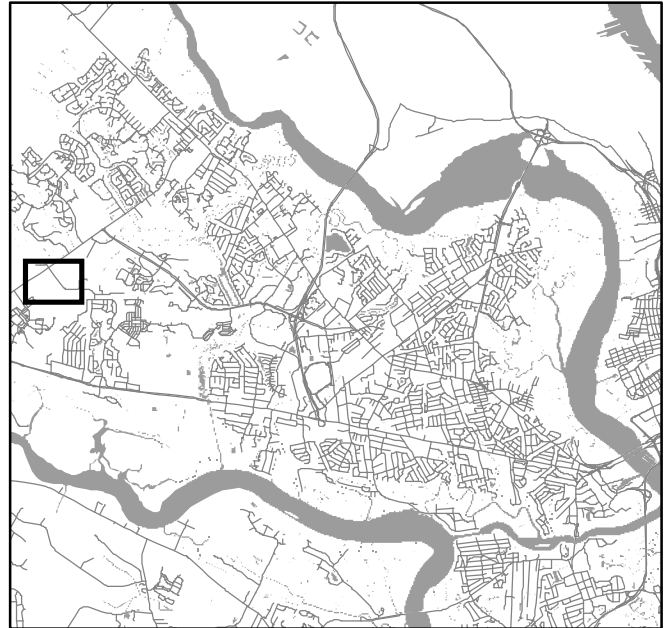
22.3 ac. 113 lots.

Request subdivision concept plan approval.
Zoned Diverse Residential (DR-9).

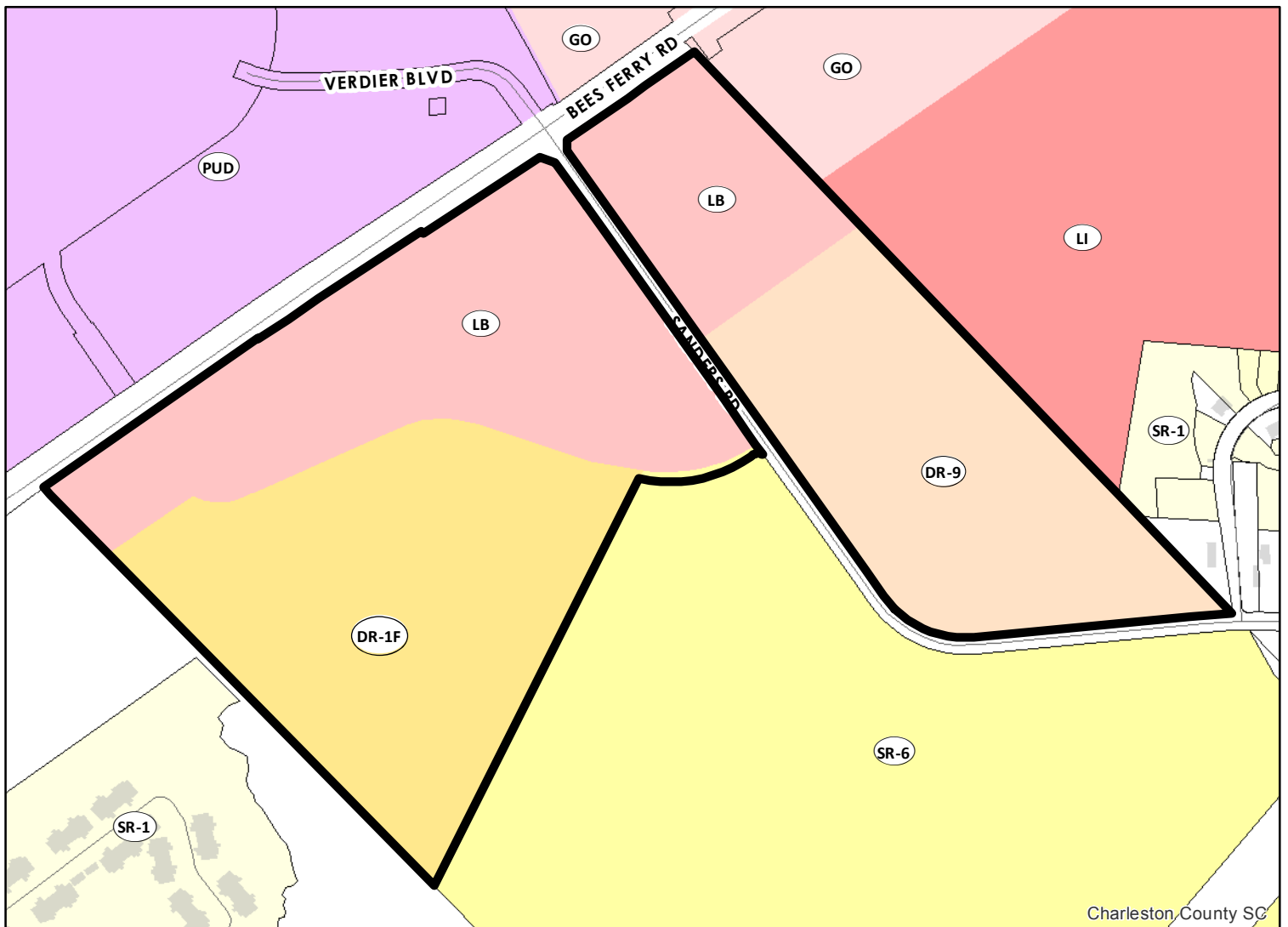
Owner: Lennar Coastal Carolina, Inc.

Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Subdivision 2:

**Brigade Street
(Peninsula)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 15.85 acres at Brigade, North Romney, and Huguenin Streets on the Peninsula. This project consists of the creation of new public rights-of-way that will connect to Brigade Street and North Romney Street. As a result of the creation of these rights-of-way, three parcels will be created for future development. There are OCRM Critical Area and some grand trees on the site, but these will not be impacted by the proposed subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes single-family, multi-family, and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

Brigade St (Peninsula)

TMS# 4640000003 & 017

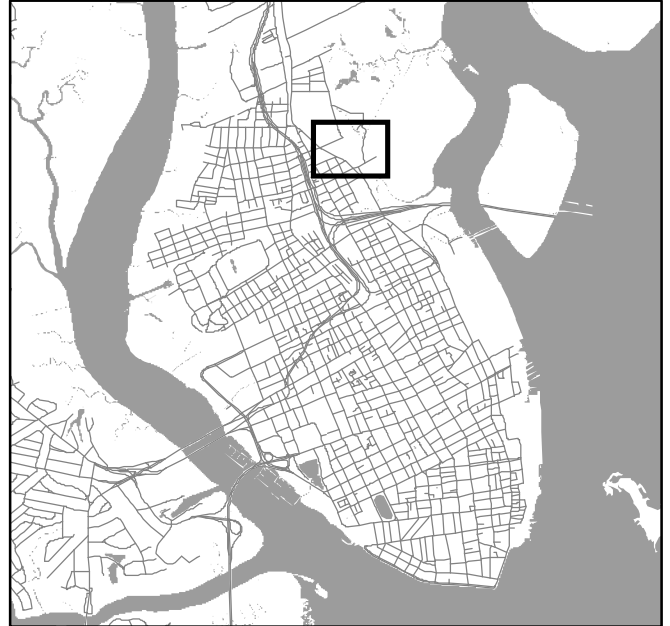
15.85 ac

3 lots. Request subdivision concept plan approval.
Zoned Mixed-Use Workforce Housing (MU-2/WH).

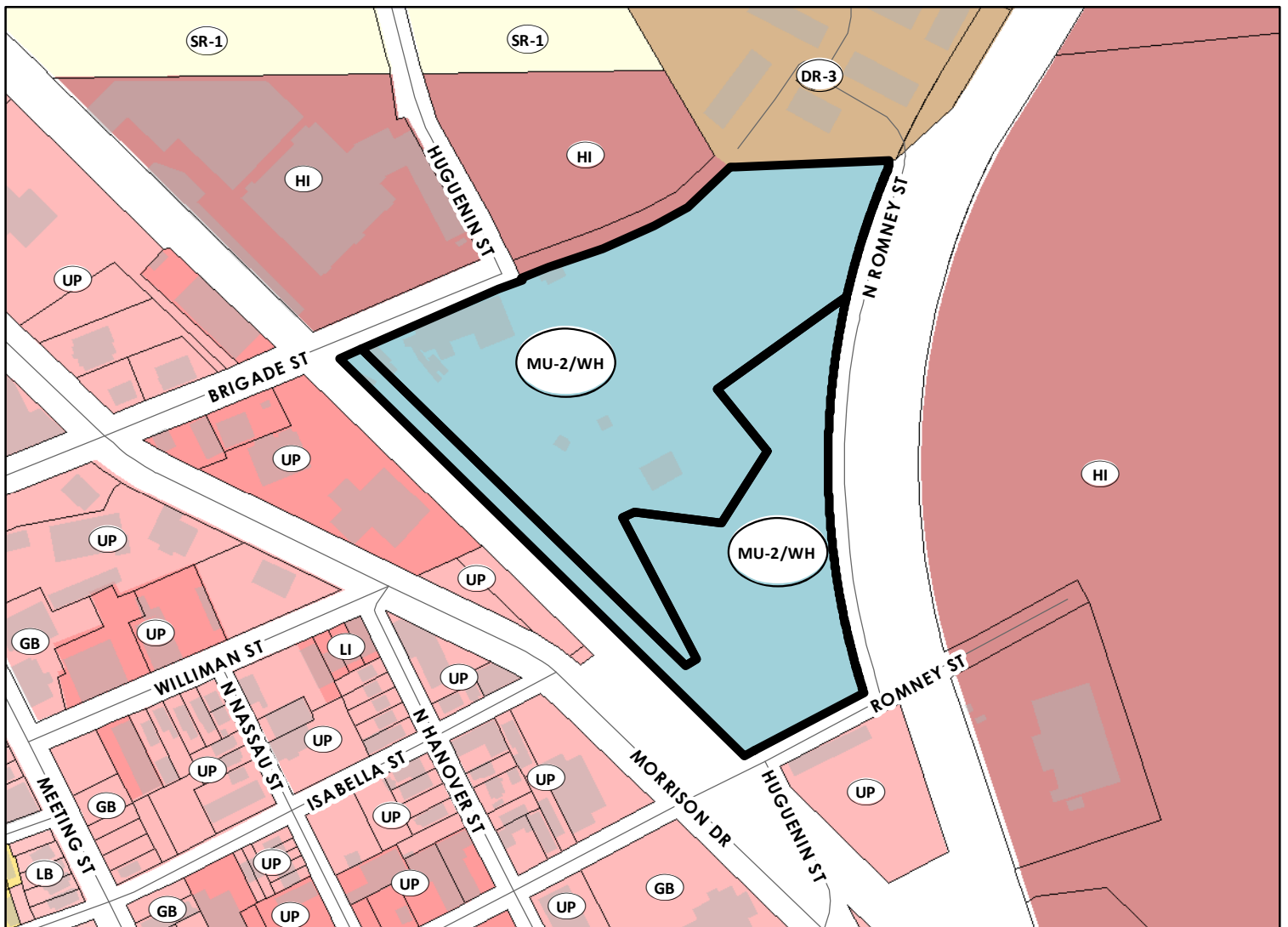
Owner: MSP NOMO MF LLC

Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Subdivision 3:

**Parcel CC, Peninsula
(Village Crossing Drive – Daniel Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 7.6 acres at Village Crossing Drive on Daniel Island. This section was shown on a previously approved master plan for Parcel CC as multi-family development but is now proposed to be developed as single-family detached units. This project consists of the extension of the Village Crossing Drive right-of-way and the creation of new public rights-of-way to serve 17 new single-family lots. The site is surrounded by OCRM Critical Area and there are several grand trees around which the rights-of-way and homes will be situated. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 3

Parcel CC, Peninsula (Daniel Island)

TMS# 2750000203

7.60 ac.

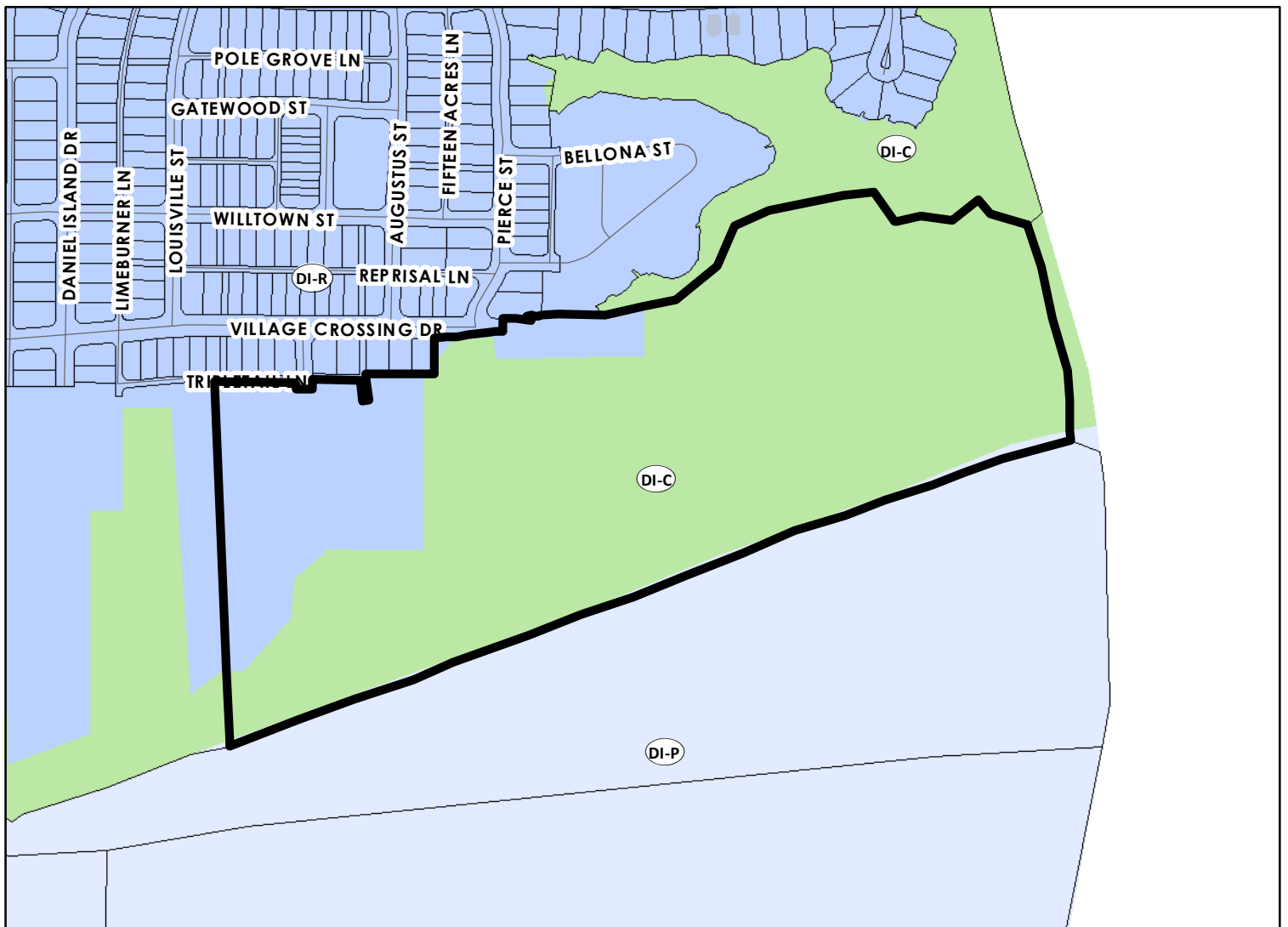
17 lots. Request subdivision concept plan approval.
Zoned Daniel Island Residential (DI-R).

Owner: Daniel Island Associates LLC
Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

July 20, 2016

Subdivision 4:

**Carolina Bay, Phase 22
(Carolina Bay Drive – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 3.03 acres at Carolina Bay Drive and Parklawn Drive in West Ashley. This project consists of the creation of a new public alley right-of-way that connects Carolina Bay Drive and Parklawn Drive to serve 10 new single-family lots. The site contains grand trees around which the right-of-way and homes will be situated. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 4

Carolina Bay, Phase 22
(Carolina Bay - West Ashley)

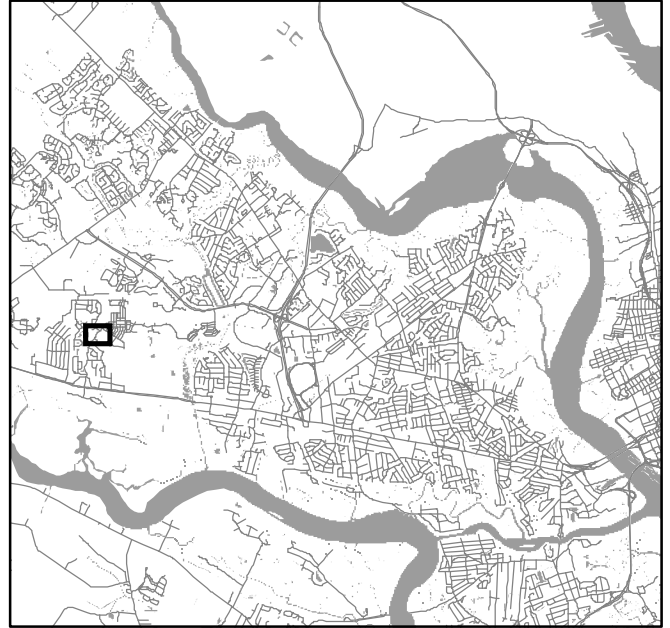
TMS# 3070000005

3.03 ac.

10 lots. Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD).

Owner: Pulte Home Corporation
Applicant: Seamon Whiteside & Associates Inc.

Area



Location



Zoning 1

5 Tovey Rd (Carolina Terrace - West Ashley)

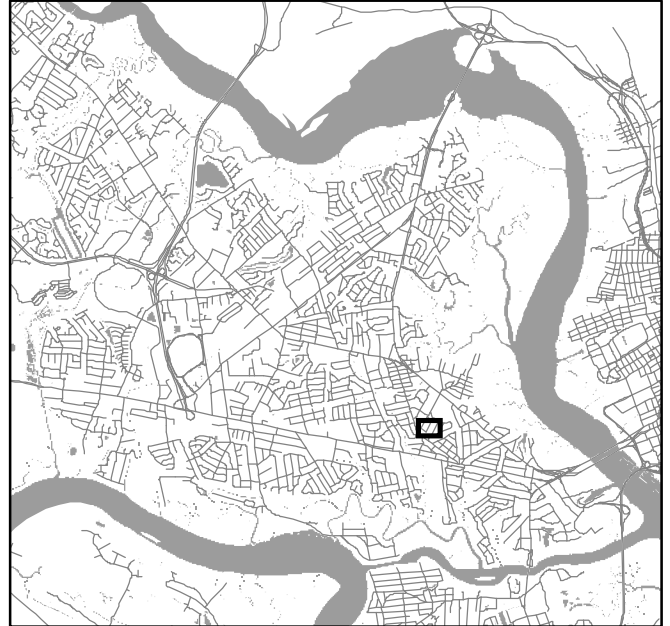
TMS# 4181000012

0.17 ac.

Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Amanda Coté and Gilles Coté

Area



Location

